



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: March 2, 2010

TO: Mayor and Councilmembers
Chair and Boardmembers

FROM: Housing and Redevelopment Division, Community Development
Department
Transportation Division, Public Works Department

SUBJECT: Contract For Design Services For Concrete Structural Upgrades To
Parking Structures 2, 9 And 10

RECOMMENDATIONS:

- A. That the Redevelopment Agency (RDA) Board authorize the expenditure of \$121,000 for design and engineering services for Structural Upgrades to Parking Structures 2, 9 and 10 (Project);
- B. That Council authorize the Public Works Director to execute a professional services contract with Watry Design, Inc. (Watry), in the amount of \$82,715, for design services for the Project, and authorize the Public Works Director to approve expenditures of up to \$8,285 for extra services of Watry that may result from necessary changes in the scope of work; and
- C. Adopt by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for the Funding of Capital Improvements to Redevelopment Agency Owned Parking Structures 2, 9 and 10.

BACKGROUND

In May 2004, the City contracted with Watry to perform a Condition Assessment Analysis for Parking Structures 2 and 10. The assessment report (November 2004) identified potential safety concerns, maintenance issues, and aesthetic items, as well as providing cost estimates for these repairs. In November 2004, Watry was hired to do a Condition Analysis for Parking Structures 7 and 9, and the City Surface Lots, completing the analysis of all the Downtown Parking facilities. This report (February 2005) provided a prioritized list of potential safety concerns, maintenance issues, and aesthetic items, as well as a cost estimate for the repairs to all the lots.

The studies performed by Watry determined that the columns and beams in Lots 2 and 10 were in need of strengthening and support. The studies also identified needed repairs to a vital beam on the roof level of Lot 9. In January 2006, Council approved a professional service agreement for Watry to prepare plans and specifications for the concrete repairs at Lots 2, 9, and 10. Watry completed the plans and specifications for the repair work and the building permits were ready to be issued in March 2007. However, the final cost estimate for the Project exceeded the original budget due to the requirement to design to a higher building standard, and the Project was placed on hold. There have been building code changes since the original plans were prepared and the plans must be updated to meet the current building code. Staff proposes to contract with Watry again to update the plans to current California Structural Building Code Standards and to have the Project ready to bid should the RDA Board allocate construction funds.

DISCUSSION:

PROJECT DESCRIPTION

The proposed Project for Lots 2, 9, and 10 consists of seismic performance enhancements and long-term maintenance repairs to the concrete beams, floors, columns and girders at Lot 2, located at 914 Chapala Street, Lot 9, located at 921 Anacapa Street, and Lot 10, located at 621 Anacapa Street. This work brings the parking facilities up to structural standard which provides an increased level of safety for the citizens and employees who use them. Minor Americans with Disabilities Act (ADA) accessibility improvements for Lots 2 and 10 will also be included in the Project. These improvements were included based on the Citywide Accessibility Study performed by Puentes Peters et al., and direction from the City's Building & Safety Division.

DESIGN PHASE CONSULTANT ENGINEERING SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with Watry in the amount of \$91,000 for design services. Of the \$82,715 \$47,340 will go towards bringing the plans up to current structural codes, and \$35,375 will go towards designing the required ADA improvements. Additionally, \$8,285 may be used for extra services pending City Staff approval.

FUNDING

The RDA has made \$150,000 available towards this design work. The Downtown Parking Program will be requesting additional RDA funds for construction in March 2010 through the upcoming Fiscal Year 2011 RDA Budget process. Watry anticipates construction costs for Lots 2 and 10 to be \$1.8 million each and \$800,000 for Lot 9, for a total project cost of \$4.4 million. If construction funding for all three structures cannot be obtained all at once from the RDA, Lot 10 is the number one priority, followed by Lot 2 and then Lot 9. The following table includes the redesign costs and the estimated total construction costs:

TOTAL PROJECT COST

Previous Study and Design Cost 2004-2006 (by Contract)	\$106,990
Subtotal	\$106,990
Updated Design (by Contract)	\$82,715
Extra Services (by Contract)	\$8,285
Project Management (by City Staff)	\$30,000
Subtotal	\$121,000
Estimated Construction Contract w/Change Order Allowance	\$4,400,000
Estimated Construction Management/Inspection/Testing (by Contract or City)	\$635,000
Subtotal	\$5,035,000
TOTAL PROJECT COST	\$5,262,990

HEALTH AND SAFETY CODE SECTION 33445

Health and Safety Code section 33445 provides that a redevelopment agency may pay for the installation and construction of public improvements on certain types of public property if the legislative body consents to the use of funds and makes certain findings. The improvements to Parking Structures 2, 9, and 10, meet all of the required findings in Section 33445 because the proposed improvements are consistent with the Implementation Plan adopted pursuant to Health and Safety Code 33490 and are of benefit to the Central City Redevelopment Project Area, as the project will improve Parking Structures 2, 9, and 10 and encourage pedestrian activity by locals and tourists in the immediate area as well as the downtown as a whole. No other reasonable means of financing the improvements is available. In addition, the improvements to the parking structures will help to eliminate blighting conditions by encouraging pedestrian activity in and around the area. An increase in these activities improves the vitality of the project area by encouraging economic activity by locals and visitors, which leads to additional public and private improvements, and thereby eliminates blight and the conditions that lead to blight.

SUSTAINABILITY IMPACT:

The Project will require recycling and/or reuse of demolition/construction materials to the maximum extent feasible and containers will be provided on site for that purpose in order to minimize construction-generated waste conveyed to the landfill.

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APPROVED BY: City Administrator's Office